Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

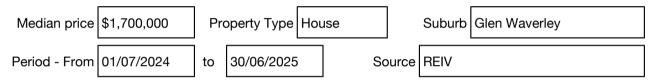
20 Garwain Parade, Glen Waverley Vic 3150

Indicative selling price

			/ / .
For the meaning of this	nrice see	consumer vic dov a	1/underguoting
For the meaning of this	prioc 300	oonsumer.vio.gov.u	a/ unaciquoting

Single price \$3,700,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	40 Diamond Av GLEN WAVERLEY 3150	\$3,750,000	11/07/2025
2	29 Guinevere Pde GLEN WAVERLEY 3150	\$3,450,000	04/06/2025
3	45 Wilson Rd GLEN WAVERLEY 3150	\$3,300,000	09/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

16/07/2025 15:09





Eric Shan





Property Type: House (Res) **Land Size:** 650 sqm approx Agent Comments 8849 8088 0458 037 725 ericshan@jelliscraig.com.au

Indicative Selling Price \$3,700,000 Median House Price Year ending June 2025: \$1,700,000

Comparable Properties

40 Diamond Av GLEN WAVERLEY 3150 (REI)	Agent Comments
1 - 1 5 1 - 1 5 1 - 2	
Price: \$3,750,000 Method: Date: 11/07/2025 Property Type: House	
29 Guinevere Pde GLEN WAVERLEY 3150 (REI) 6 5 2 Price: \$3,450,000 Method: Private Sale Date: 04/06/2025 Property Type: House Land Size: 650 sqm approx	Agent Comments
45 Wilson Rd GLEN WAVERLEY 3150 (REI/VG) 5 5 2 Price: \$3,300,000 Method: Sold Before Auction Date: 09/05/2025 Property Type: House Land Size: 735 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 88498088



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Ch). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.